

ORDINANCE NO. 800918-H

AN ORDINANCE ORDERING A CHANGE IN USE AND HEIGHT AND AREA AND CHANGING THE USE AND HEIGHT AND AREA MAPS ACCOMPANYING CHAPTER 45 OF THE AUSTIN CITY CODE OF 1967 AS FOLLOWS:

TRACT 1. LOTS 1 AND 2, MCNEIL ROAD COMMERCIAL SUBDIVISION, SECTIONS I AND II; LOCALLY KNOWN AS 12000-14000 TECHNOLOGY BOULEVARD AND 12563-12589 U.S. HIGHWAY 183, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "GR" GENERAL RETAIL, FIRST HEIGHT AND AREA DISTRICT; AND,

TRACT 2A. A 83,325 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT 2B. A 116,717 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT 2C. A 88,864 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT 2D. A 233,747 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT 2E. A 148,933 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT 2F. A 330,251 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT 2G. A 218,756 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT 2H. A 112,120 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT 2I. A 121,192 SQUARE FOOT TRACT OF LAND, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, SECOND HEIGHT AND AREA DISTRICT; AND,

TRACT 3. ALL OF THE MCNEIL ROAD COMMERCIAL SUBDIVISION, SECTION I AND II, SAVE AND EXCEPT TRACT 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, AND 2I ABOVE, FROM INTERIM "AA" RESIDENCE, INTERIM FIRST HEIGHT AND AREA DISTRICT TO "D" INDUSTRIAL, FIRST HEIGHT AND AREA DISTRICT;

ALL OF ABOVE PROPERTY BEING LOCALLY KNOWN AS 12000-14000 TECHNOLOGY BOULEVARD AND 12563-12589 U.S. HIGHWAY 183, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 45 of the Austin City Code of 1967 is hereby amended to change the USE and HEIGHT and AREA designations on the property described in File C14-80-112 to-wit:

TRACT 1. From Interim "AA" Residence, Interim First Height and Area District to "GR" General Retail, First Height and Area District.

Lots 1 and 2, McNeil Road Commercial Subdivision, Sections I and II, a subdivision in the City of Austin, Travis County, Texas, as recorded in Volume 756, at Page 9 of the Deed Records of Travis County, Texas; and,

Tract 2A. From Interim "AA" Residence, Interim First Height and Area District to "D" Industrial, Second Height and Area District.

A 83,325 square foot tract of land being a portion of McNeil Road Subdivision, Section Two, a subdivision in Williamson and Travis Counties, Texas, as recorded in Cabinet D, Slide 264 of the Plat Records of Williamson County, Texas, and Plat Book 79, Page 5 of the Plat Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of the said Lot 3 and from which point the southeast corner of said Lot 3 bears S 60° 12' E at a distance of 60.02 feet for the southeast corner and PLACE OF BEGINNING hereof;

THENCE with the south line of the said Lot 3, same being the south line of the herein described tract, the following courses:

N 60° 12' W for a distance of 87.59 feet to an angle point;

N 59° 55' W for a distance of 99.16 feet to an angle point;

N 60° 10' W for a distance of 146.27 feet to the southwest corner hereof;

THENCE with a line 60 feet from and parallel to the west line of said Lot 3, same being the west line of the herein described tract, N 31° 06' E for a distance of 250.07 feet to the northwest corner hereof;

THENCE with the north line of the said Lot 3, same being the north line of the herein described tract, S 60° 07' E for a distance of 333.58 feet to the northeast corner hereof;

THENCE with a line 60 feet from and parallel to the east line of the said Lot 3, S 31° 13' W for a distance of 250.09 feet to the PLACE OF BEGINNING; and,

Tract 2B. From Interim "AA" Residence, Interim First Height and Area District to "D" Industrial, Second Height and Area District.

A 116,717 square foot tract of land, being a portion of McNeil Road Subdivision Section Two, a subdivision in

Williamson & Travis Counties, as recorded in Cabinet D, Slide 264 of the Plat Records of Williamson County, Texas, and Plat Book 79, Page 5 of the Plat Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of the said Lot 4 and from which point the southwest corner of the said Lot 4 bears N 60° 09' W at a distance of 60.02 feet for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with a line 60 feet from and parallel to the west line of said Lot 4, the following courses:

N 31° 13' E for a distance of 639.82 feet to a point of curvature;

With a curve to the left whose radius is 425.33 feet whose central angle is 19° 02' and whose chord bears N 21° 42' E for a distance of 140.64 feet to a point in the north line of the said Lot 4 for the northwest corner hereof;

THENCE with the north line of the said Lot 4, same being the north line of the herein described tract, S 59° 50' E for a distance of 175.12 feet to the northeast corner hereof;

THENCE with a line 60 feet from and parallel to the east line of the said Lot 4, S 31° 42' W for a distance of 778.29 feet to the southeast corner hereof;

THENCE with the south line of the said Lot 4, same being the south line of the herein described tract, the following courses:

N 60° 08' W for a distance of 64.99 feet to an angle point;

N 60° 09' W for a distance of 80.31 feet to the PLACE OF BEGINNING;

and,

Tract 2C. From Interim "AA" Residence, Interim First Height and Area District to "D" Industrial, Second Height and Area District.

A 88,864 square foot tract of land, being a portion of McNeil Road Subdivision Section Two, a subdivision in Williamson and Travis Counties, Texas, as recorded in Cabinet D, Slide 264 of the Plat Records of Williamson County, Texas, and Plat Book 79, Page 5 of the Plat Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of the said Lot 5 from which point the southeast corner of the said Lot 5 bears S 59° 50' E at a distance of 60.02 feet for the southeast corner and PLACE OF BEGINNING hereof;

THENCE with the south line of the said Lot 5, same being the south line of the herein described tract, N 59° 50' W for a distance of 175.12 feet to the southwest corner hereof;

THENCE with the west and southwest lines of the herein described tract, the following courses:

With a curve to the left whose radius is 425.33 feet whose central angle is $11^{\circ} 13'$ and whose chord bears $N 06^{\circ} 34' E$ at a distance of 83.13 feet to an angle point;

$N 59^{\circ} 41' W$ for a distance of 23.54 feet to an angle point;

$N 30^{\circ} 19' E$ for a distance of 37.21 feet to an angle point;

Continuing with a curve to the left whose radius is 425.33 feet whose central angle is $7^{\circ} 24'$ and whose chord bears $N 08^{\circ} 40' W$ for a distance of 54.90 feet to a point of tangency;

$N 12^{\circ} 22' W$ for a distance of 106.50 feet to a point of curvature;

With a curve to the right whose radius is 205.16 feet whose central angle is $27^{\circ} 23'$ and whose chord bears $N 01^{\circ} 19' E$ for a distance of 97.12 feet to the northwest corner hereof;

THENCE with the north line of the said Lot 5, same being the north line of the herein described tract, $S 59^{\circ} 36' E$ for a distance of 387.55 feet to the northeast corner hereof;

THENCE with a line 60 feet from and parallel to the east line of the said Lot 5, the following courses:

$S 30^{\circ} 24' W$ for a distance of 264.97 feet to an angle point;

$S 31^{\circ} 42' W$ for a distance of 53.20 feet to the PLACE OF BEGINNING;

and,

Tract 2D. From Interim "AA" Residence, Interim First Height and Area District to "D" Industrial, Second Height and Area District.

A 233,747 square foot tract of land, being a portion of McNeil Road Subdivision Section Two, a subdivision in Williamson County and Travis County, Texas, as recorded in Cabinet D, Slide 264 of the Plat Records of Williamson County, Texas, and Plat Book 79, Page 5 of the Plat Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of the said Lot 6 and from which point the southwest corner of the said Lot 6 bears $N 59^{\circ} 36' W$ at a distance of 61.70 feet for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with a line 60 feet from and parallel to the west line of the said Lot 6, the following courses:

With a curve to the right whose radius is 205.16 feet whose central angle is $15^{\circ} 33'$ and whose chord bears $N 22^{\circ} 47' E$ for a distance of 55.51 feet to a point of tangency;

N 30° 34' E for a distance of 538.45 feet to a point in the north line of the said Lot 6 for the northwest corner hereof;

THENCE with the north line of the said Lot 6, same being the north line of the herein described tract, S 59° 36' E for a distance of 393.15 feet to the northeast corner hereof;

THENCE with a line 60 feet from and parallel to the east line of the said Lot 6, same being the east line of the herein described tract, S 30° 24' W for a distance of 593.43 feet to a point in the south line of the said Lot 6 for the southeast corner hereof;

THENCE with the south line of the said Lot 6, same being the south line of the herein described tract, N 59° 36' W for a distance of 387.55 feet to the PLACE OF BEGINNING; and,

Tract 2E. From Interim "AA" Residence, Interim First Height and Area District to "D" Industrial, Second Height and Area District.

A 148,933 square foot tract of land, being a portion of McNeil Road Subdivision Section Two, a subdivision in Williamson and Travis Counties, as recorded in Cabinet D, Slide 264 of the Plat Records of Williamson County and Plat Book 79, Page 5 of the Plat Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of the said Lot 7 and from which point the southwest corner of the said Lot 7 bears N 59° 36' W at a distance of 60.00 feet for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with a line 60 feet from and parallel to the west line of the said Lot 7, N 30° 34' E for a distance of 379.45 feet to the northwest corner hereof;

THENCE with the north line of the said Lot 7, same being the north line of the herein described tract, S 59° 36' E for a distance of 391.91 feet to the northeast corner hereof;

THENCE with a line 60 feet from and parallel to the east line of the said Lot 7, S 30° 24' W for a distance of 379.39 feet to the southeast corner hereof;

THENCE with the south line of the said Lot 7, same being the south line of the herein described tract, N 59° 36' W for a distance of 393.15 feet to the PLACE OF BEGINNING; and,

Tract 2F. From Interim "AA" Residence, Interim First Height and Area District to "D" Industrial, Second Height and Area District.

A 330,251 square foot tract of land, being a portion of Lot 8 of McNeil Road Commercial Subdivision Section One, a subdivision in Williamson County, Texas, as recorded in Cabinet D, Slide 244 of the Plat Records of Williamson County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of the said Lot 8 and from which point the southeast corner of the said Lot 8 bears S 59° 36' E at distance of 60.00 feet for the southeast corner and PLACE OF BEGINNING hereof;

THENCE with the south line of the said Lot 8, N 59° 36' W for a distance of 391.82 feet to the southwest corner hereof;

THENCE with the west line of the herein described tract, same being a line 60 feet from and parallel to the west line of the said Lot 8, the following courses:

N 29° 31' E for a distance of 283.58 feet to a point of curvature;

With a curve to the left whose radius is 319.79 feet whose central angle is 40° 59' and whose chord bears N 09° 02' E for a distance of 223.90 feet to the most southerly northwest corner hereof;

THENCE with the northwest line of the herein described tract, same being a line 60 feet from and parallel to the south line of McNeil Road, N 71° 21' E for a distance of 662.83 feet to a point in the north line of the said Lot 8 for the most northerly northwest corner hereof;

THENCE with the north line of the said Lot 8, same being the north line of the herein described tract, S 57° 28' E for a distance of 43.36 feet to the northeast corner hereof;

THENCE with a line 60 feet from and parallel to the east line of the said Lot 8, same being the east line of the herein described tract, S 30° 24' W for a distance of 991.34 feet to the PLACE OF BEGINNING; and,

Tract 2G. From Interim "AA" Residence, Interim First Height and Area District to "D" Industrial, Second Height and Area District.

A 218,756 square foot tract of land, being a portion of McNeil Road Subdivision Section Two, a subdivision in Williamson and Travis Counties, Texas, as recorded in Cabinet D, Slide 264 of the Plat Records of Williamson County, Texas and Plat Book 79, Page 5 of the Plat Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of the said Lot 10 and from which point the southeast corner of the said Lot 10 bears S 60° 07' E at a distance of 60.02 feet for the southeast corner and PLACE OF BEGINNING hereof;

THENCE with the south line of the said Lot 10, same being the south line of the herein described tract, N 60° 07' W for a distance of 333.58 feet to the southwest corner hereof;

THENCE with a line 60 feet from and parallel to the west line of the said Lot 10, N 31° 06' E for a distance of 752.73 feet to the northwest corner hereof;

THENCE with the north line of the said Lot 10, same being the north line of the herein described tract, S 60° 04' E for a distance of 120.43 feet to the southeast corner hereof;

THENCE with a line 60 feet from and parallel to the east line of the said Lot 10, the following courses:

With a curve to the left whose radius is 405.16 feet whose central angle is 20° 31' and whose chord bears S 02° 06' E for a distance of 144.31 feet to a point of tangency;

S 12° 22' E for a distance of 106.50 feet to a point of curvature;

With a curve to the right whose radius is 225.33 feet whose central angle is 43° 35' and whose chord bears S 09° 25' W for a distance of 167.30 feet to a point of tangency;

S 31° 13' W for a distance of 394.55 feet to the PLACE OF BEGINNING;
and,

Tract 2H. From Interim "AA" Residence, Interim First Height and Area District to "D" Industrial, Second Height and Area District.

A 112,120 square foot tract of land being a portion of McNeil Road Subdivision Section Two, a subdivision in Williamson and Travis Counties, Texas, as recorded in Cabinet D, Slide 264 of the Plat Records of Williamson County, Texas and Plat Book 79, Page 5 of the Plat Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the north line of the said Lot 11, from which point the northwest corner of said Lot 11, bears N 59° 26' W at a distance of 62.04 feet for the northwest corner and PLACE OF BEGINNING hereof;

THENCE with the north line of the said Lot 11, S 59° 26' E for a distance of 408.91 feet to the northeast corner hereof;

THENCE with the east line of the herein described tract, the following courses:

S 30° 34' W for a distance of 233.60 feet to an angle point;

N 59° 26' W for a distance of 39.97 feet to an angle point;

With a curve to the left whose radius is 405.16 feet whose central angle is $21^{\circ} 42'$ and whose chord bears $S 19^{\circ} 00' W$ for a distance of 152.53 feet to the southeast corner hereof;

THENCE with the south line of the said Lot 11, same being the south line of the herein described tract, $N 60^{\circ} 04' W$ for a distance of 170.55 feet to the most southerly southwest corner hereof;

THENCE with the west and southwest lines of the herein described tract the following courses:

With a curve to the left whose radius is 110 feet whose central angle is $95^{\circ} 10'$ and whose chord bears $N 09^{\circ} 23' E$ for a distance of 162.42 feet to an angle point;

$N 59^{\circ} 26' W$ for a distance of 128.40 feet to the most northerly southwest corner;

$N 30^{\circ} 34' E$ for a distance of 73.68 feet to an angle point;

$N 16^{\circ} 15' E$ for a distance of 7.15 feet to an angle point;

$N 15^{\circ} 51' E$ for a distance of 158.18 feet to the PLACE OF BEGINNING;
and,

Tract 2I. From Interim "AA" Residence, Interim First Height and Area District to "D" Industrial, Second Height and Area District.

A 121,192 square foot tract of land being a portion of McNeil Road Commercial Subdivision Section Two, a subdivision in Williamson and Travis Counties, Texas, as recorded in Cabinet D, Slide 264 of the Plat Records of Williamson County, Texas and Plat Book 79, Page 5 of the Plat Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of the said Lot 12 and from which point the southeast corner of the said Lot 12 bears $S 59^{\circ} 26' E$ at a distance of 60.00 feet for the southeast corner and PLACE OF BEGINNING hereof;

THENCE with the south line of the said Lot 12, same being the south line of the herein described tract, $N 59^{\circ} 26' W$ for a distance of 368.91 feet to the southwest corner hereof;

THENCE with the west line of the herein described tract, $N 15^{\circ} 51' E$ for a distance of 135.13 feet to the most westerly corner hereof;

THENCE with the northwest line of the herein described tract, same being a line 60 feet from and parallel to the northwest line of the said Lot 12, the following courses:

N 69° 51' E for a distance of 207.82 feet to an angle point;

N 58° 22' E for a distance of 30.12 feet to an angle point;

N 70° 34' E for a distance of 125.83 feet to a point in the northeast line of the said Lot 12 for the most northerly corner hereof;

THENCE with the northeast line of the said Lot 12, same being the northeast line of the herein described tract, S 23° 02' E for a distance of 219.53 feet to the northeast corner hereof;

THENCE with a line 60 feet from and parallel to the east line of the said Lot 12, S 30° 34' W for a distance of 284.23 feet to the PLACE OF BEGINNING; and,

Tract 3. From Interim "AA" Residence, Interim First Height and Area District to "D" Industrial, First Height and Area District.

All of McNeil Road Commercial Subdivision Section I and II, SAVE AND EXCEPT Tracts 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, and 2I above, said subdivision being recorded in Volume 756, at Page 9 of the Deed Records of Travis County, Texas,

locally known as 12000-14000 Technology Boulevard and 12563-12589 U.S. Highway 183, in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the USE and HEIGHT and AREA maps accompanying Chapter 45 of the Austin City Code of 1967 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. WHEREAS, an emergency is apparent for the immediate preservation of order, health, safety and general welfare of the public, which emergency requires the suspension of the rule providing for the reading of an ordinance on three separate days, and requires that this ordinance become effective immediately upon its passage; therefore, the rule requiring the reading on three separate days is hereby suspended and this ordinance shall become effective immediately upon its passage as provided by the Charter of the City of Austin.

PASSED AND APPROVED

September 18, 1980

X
X
X

Gerde Lector McClure
Mayor

APPROVED: *Albert De La Rosa*
City Attorney

ATTEST: *Grace Monroe*
City Clerk